

99 2336326

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

12:41 PM DEC 20 1999

Lot Line Adjustment

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

| | | | | | | | | |
|-------------|--------------|--------------|------|-------------|----------------|--------|---------------|--------------|
| FEE CODE | N/A | N/A | 0 | 20 | 9_ | 19 | 04 | 19 |
| REC. FEE | NO. PAGES | NO TITLES | PCOR | D.A. FEE | SURVEY MON. | NOTIF. | INVOL LIEN | NON CONF. |

EXAMINER S INT.

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

Number of Parcels Shown

RECORDING REQUESTED BY AND MAIL TO:

Department of City Planning
221 N. Figueroa Street, Room 1540
Los Angeles, CA 90012-2601

99 2336326

***** SPACE ABOVE THIS LINE FOR RECORDER'S USE *****

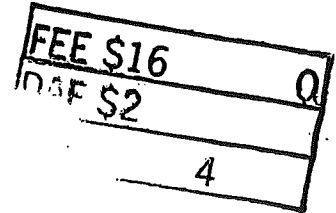
OWNER: Boeing Realty Corporation

SITE ADDRESS: 20000 Western Avenue and 1540-1580 Francisco Street

ASSESSOR PARCEL NO. 7351-003-014

DISTRICT MAP NO.: 057 B 193

LEGAL DESCRIPTION:



See Exhibits "A" and "B" Herein Attached

**CERTIFICATE OF COMPLIANCE
FOR LOT-LINE ADJUSTMENT
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING**

The purpose of filing this Certificate of Compliance is to verify that all necessary deeds to adjust the boundaries of the subject parcel have been approved and recorded pursuant to Parcel Map Exemption No. 99-2594.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

CON HOWE
Advisory Agency

Saline Robles for
EMILY GABEL-LUDDY
Deputy Advisory Agency

Date: 12/20/99

EXHIBIT "A"
LEGAL DESCRIPTION LOT LINE ADJUSTMENT 99-_____
LOTS 15, 16, 17, 18, 19 AND 20 OF TRACT 52172-02

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 15 AND 16 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16 SOUTH $89^{\circ}59'31''$ WEST 500.57 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF LOT 16 "NORTH" 798.71 FEET TO THE GENERALLY NORTHERLY LINE OF SAID LOT 16; THENCE ALONG SAID GENERALLY NORTHERLY LINE NORTH $89^{\circ}58'30''$ EAST 205.81 FEET TO A TANGENT CURVE, CONCAVE SOUTH WESTERLY, HAVING A RADIUS OF 368.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $08^{\circ}53'06''$, AN ARC LENGTH OF 57.07 FEET TO A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 882.00 FEET; THENCE SOUTH EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}27'06''$, AN ARC LENGTH OF 237.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE LEAVING SAID GENERALLY NORTHERLY LINE OF SAID LOT 15 ALONG THE EASTERLY LINE OF SAID LOT 15 SOUTH $00^{\circ}03'37''$ WEST 789.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE TRUE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 16, 17, 18, 19 AND 20 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16 SOUTH $89^{\circ}59'31''$ WEST 500.57 TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE

ALONG SAID NORTHERLY LINE SOUTH $89^{\circ}58'30''$ WEST 440.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE ALONG THE GENERALLY NORTHERLY LINE OF LOT 18 SOUTH $86^{\circ}30'05''$ WEST 24.71 FEET; THENCE LEAVING SAID GENERALLY NORTHERLY LINE OF LOT 18 "SOUTH" 797.07 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 20, 17 AND 16 NORTH $89^{\circ}59'31''$ EAST 465.00 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

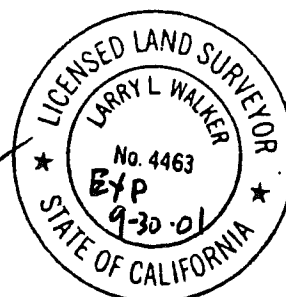
PARCEL 3:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 17, 18, 19 AND 20 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE GENERALLY NORTHERLY LINE OF SAID LOT 18 SOUTH $86^{\circ}30'05''$ WEST 24.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID GENERALLY NORTHERLY LINE OF LOT 18 "SOUTH" 797.07 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 20 SOUTH $89^{\circ}59'31''$ WEST 322.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE GENERALLY WESTERLY LINE OF SAID LOTS 20, 19 AND 18 NORTH $00^{\circ}23'15''$ WEST 690.86 FEET; THENCE NORTH $89^{\circ}36'45''$ EAST 1.89 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH $88^{\circ}54'26''$ WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $87^{\circ}35'39''$, AN ARC LENGTH OF 137.59 FEET; THENCE ALONG THE GENERALLY NORTHERLY LINE OF SAID LOT 18 NORTH $86^{\circ}30'05''$ EAST 241.05 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

K:\DRAWINGS\SP\SP3289\LLAWOFRITO\LALEGAL.DOC

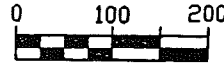
RECORD OWNER OF ALL PARCELS:

BOEING REALTY CORPORATION
4060 LAKEWOOD BOULEVARD, 6TH FLOOR
LONG BEACH, CALIFORNIA 90808-1700
(310) 627-3014

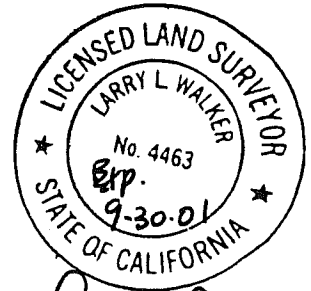
LEGEND

EXISTING LOT LINE - - - - -

PROPOSED LOT LINE - - - - -



(IN FEET)
1 Inch = 200 Feet



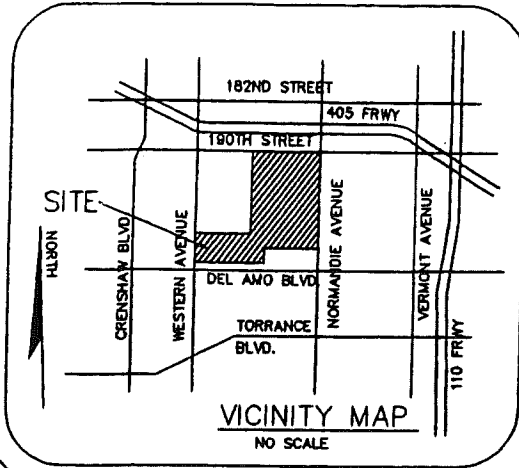
Larry L. Walker

PROPERTY ADDRESSES:

LOT ASSIGNED ADDRESS

- 15 1540 FRANCISCO STREET
- 16 1560 FRANCISCO STREET
- 17 1580 FRANCISCO STREET
- 18 20000 S. WESTERN AVENUE
- 19 20050 S. WESTERN AVENUE
- 20 20100 S. WESTERN AVENUE

AVENUE



VICINITY MAP
NO SCALE

WESTERN

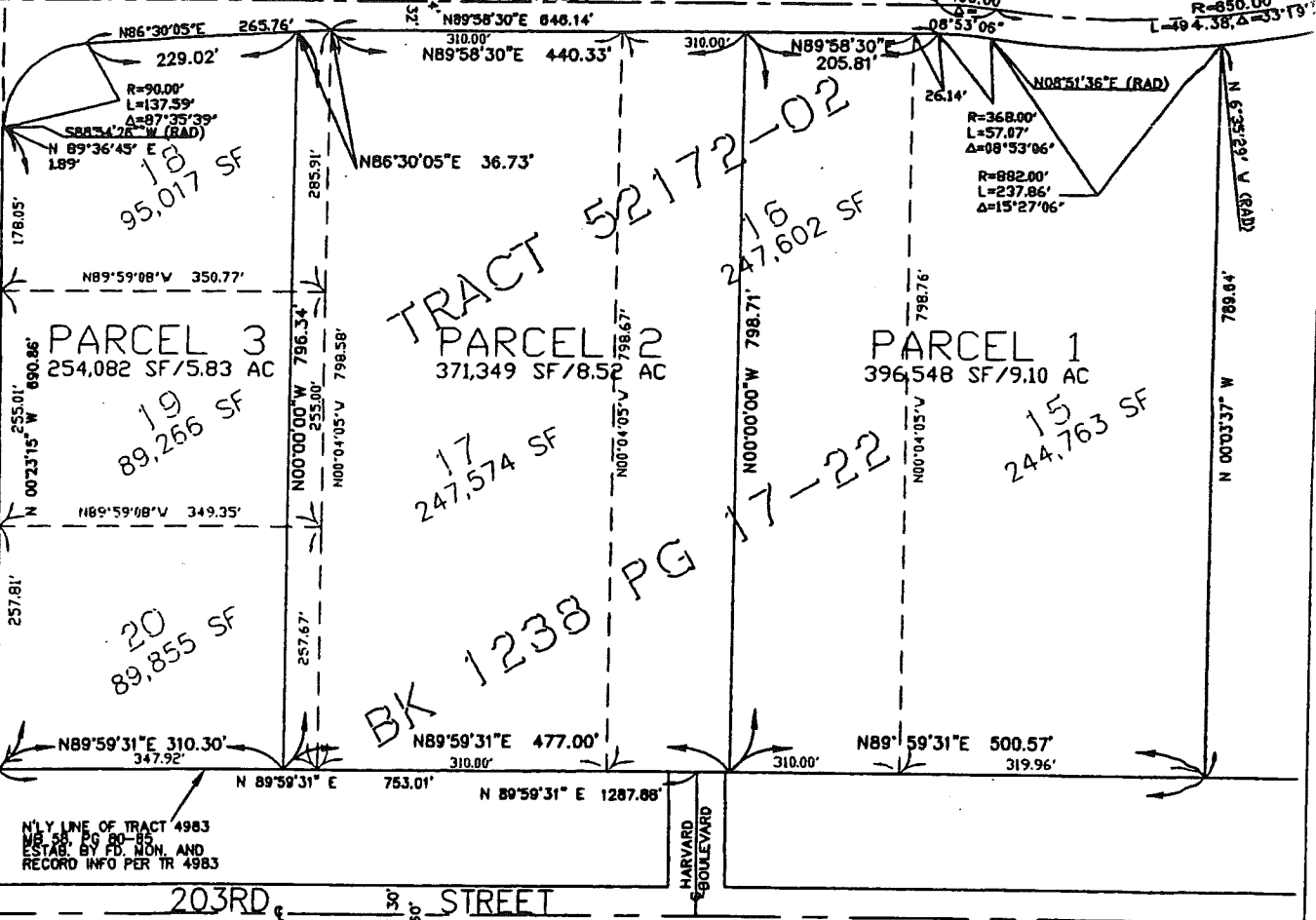
N 00°23'15" W 977.15' 827.15'

50' 50'

150.00'

7.42'

FRANCISCO STREET



ZONING: M3-1

NOTE: ALL PARCELS ARE VACANT

EXHIBIT "B"

LOT LINE ADJUSTMENT MAP
LOTS 15-20, TRACT 52172-02

TAT & ASSOCIATES INC.

1100 TOWN & COUNTRY, SUITE 1200, ORANGE, CALIFORNIA 92868

TEL. (714) 560-8200

CITY PLANNING DEPARTMENT
PARCEL MAP EXEMPTION No. 99-2594
Existing (green)
Proposed (red)
Dist. Map 0518193 Drain Map 594
Zone M3-1 NOV 23 1999

tentative Map 52172 is approved
for filing only with the Department of
City Planning without geological and
soils engineering reports. Such reports
may be required prior to the approval of
the map by the Department of Building and
Safety.

Raymond Waldman 11/10/99

Geologist, Building and Safety



TAIT & Associates, Inc.

*Recorded LLA
Correction*
Engineering • Planning • Surveying
Deeds...

Letter of Transmittal

TO: Boeing Realty Corporation
ATTN: S. Mario Stavale
ADDRESS: 3760 Kilroy Airport Way, #500
JOB #: SP 3289J
Long Beach, CA 90806
DATE: September 25, 2000
RE: Recorded Grant Deed & Certificate of Compliance for Lots 15-20 of Tract 52172-02

WE ARE TRANSMITTING:

☐ Mylars ☐ Vellums ☐ Sepias ☐ Bluelines ☒ Copies ☐ Disk ☐ Other

VIA:

☒ U.S. Mail ☐ Express Mail ☐ Fed. Exp. ☐ Cert. Mail ☐ Messenger ☐ U.P.S. ☐ Other

FOR YOUR:

☐ Request ☐ File(s) ☐ Approval ☐ Use ☐ Signature ☒ Attention ☐ Other

☐ ORIGINAL ☒ PRINTS

☐ Preliminary ☐ Revised ☐ Final ☐ Signed ☐ Stamped ☒ Recorded

ADDITIONAL REMARKS:

Final recorded copies to be used in your property transactions.

CC: Alan Guttenberg

Guttenberg, Rapson & Colvin, LLP

Sincerely,

TAIT & ASSOCIATES, INC.

GREGORY B. STEWART
Vice President/General Manager

:GS2222

We have moved our corporate headquarters. Please make note of our new address.

701 North Parkcenter Drive / Santa Ana, California 92705 / (714) 560-8200 / Fax (714) 560-8211
Other Locations: San Diego, CA / Concord, CA / Sacramento, CA / Phoenix, AZ / Tucson, AZ

BOE-C6-0096900



LEAD SHEET

00-1496104

| |
|--|
| RECORDED/FILED IN OFFICIAL RECORDS RECORDER'S OFFICE LOS ANGELES COUNTY CALIFORNIA 1:01 PM SEP 22 2000 |
|--|

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Lot Line

Deed

FEE

| | |
|----------|----|
| FEE \$16 | FF |
| 4 | |

D.T.T.

CODE

20

CODE

19

CODE

9__

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

00-1496104

Order No.

Escrow No.

AND WHEN RECORDED MAIL TO

Name

Boeing Realty Corporation
3760 Kilroy Airport Way, #500
Long Beach, CA 90805
(310) 627-4817Street
AddressCity &
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

A.P.N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ (No consideration (confirms L.L.A. - Grantor/Grantee same))

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Boeing Realty Corporation, A California Corporation

hereby GRANT(S) to

Boeing Realty Corporation, A California Corporation

the following described real property in the

County of Los Angeles

, State of California:

See Exhibits "A" and "B" herein attached.

NOTE: Recordation is for the purpose of clarifying adjusted property lines
per Lot Line Adjustment Case No. 1999-2594.

Dated:

September 19, 2000

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

} ss.

On

September 19, 2000

before me,

Dawn E. Shaver

, personally appeared

Stephen J. Barker

personally known to me (or proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is / are subscribed to the within instrument
and acknowledged to me that he / she / they executed the same in his / her / their
authorized capacity(ies), and that by his / her / their signature(s) on the instru-
ment the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature

Dawn E. Shaver

A. Barker

Boeing Realty Corporation

DAWN E. SHAVER
COMM. # 1158725
Notary Public - California
ORANGE COUNTY
My Comm. Expires Oct. 14, 2001

(This area for official notarial seal)

MAIL TAX

STATEMENTS TO:

Boeing Realty Corporation, 3760 Kilroy Airport Way, #500, Long Beach, CA

NAME

ADDRESS

CITY, STATE & ZIP

DEED APPROVED BY CITY OF
LOS ANGELES PLANNING
DEPARTMENT FOR RECORD...g
TO ADJUST LOT LINES PER
LOT LINE ADJUSTMENT CASE NO.

99-2594 *D. Ralbe*

EXHIBIT "A"

LEGAL DESCRIPTION LOT LINE ADJUSTMENT ~~00~~-99-2594
LOTS 15, 16, 17, 18, 19 AND 20 OF TRACT 52172-02

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 15 AND 16 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16, SOUTH 89°59'31" WEST 500.57 FEET; THENCE, LEAVING SAID SOUTHERLY LINE OF LOT 16, "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE, ALONG SAID NORTHERLY LINE, NORTH 89°58'30" EAST 205.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 368.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'06", AN ARC LENGTH OF 57.07 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 882.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 08°51'36" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 237.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE, LEAVING SAID NORTHERLY LINE OF SAID LOT 15, ALONG THE EASTERLY LINE OF SAID LOT 15, SOUTH 00°03'37" EAST 789.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE **POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 16, 17, 18, 19 AND 20 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16, SOUTH 89°59'31" WEST 500.57 TO THE **TRUE POINT OF BEGINNING**; THENCE, LEAVING SAID SOUTHERLY LINE, "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°58'30" WEST 440.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE, ALONG THE NORTHERLY LINE OF LOT 18, SOUTH 86°30'05" WEST 36.73 FEET; THENCE, LEAVING SAID NORTHERLY LINE OF LOT 18, "SOUTH" 796.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE, ALONG THE

REVISED

AUGUST 28, 2000

PAGE 1 OF 2

K:\DRAWINGS\SP\SP3289\LLAWOFRITO\LLALEGALREV.DOC

SOUTHERLY LINE OF SAID LOTS 20, 17 AND 16 NORTH 89°59'31" EAST 477.00 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


PARCEL 3:

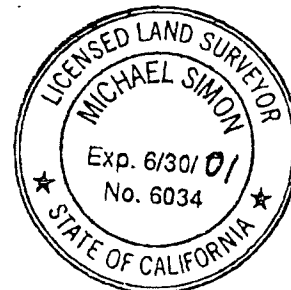
ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 17, 18, 19 AND 20 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 18, SOUTH 86°30'05" WEST 36.73 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE, LEAVING SAID NORTHERLY LINE OF LOT 18, "SOUTH" 796.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 20, SOUTH 89°59'31" WEST 310.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE, ALONG THE WESTERLY LINE OF SAID LOTS 20, 19 AND 18, NORTH 00°23'15" WEST 690.86 FEET; THENCE, NORTH 89°36'45" EAST 1.89 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 88°54'26" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°35'39", AN ARC LENGTH OF 137.59 FEET; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH 86°30'05" EAST 229.02 FEET TO THE **TRUE POINT OF BEGINNING**.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

(RECORDING IS TO CORRECT ERRORS IN LEGAL DESCRIPTION AND PLAN PER INSTRUMENT NO. 99-2336235 RECORDED DECEMBER 20, 1999 TO ADJUST PROPERTY LINES PER CASE NUMBER 1999-2594)


MICHAEL SIMON P.L.S. 6034 EXPIRES 6/30/01



AUGUST 28, 2000
PAGE 2 OF 2

K:\DRAWINGS\SP\SP3289\LLAWOFRITO\LLALEGALREV.DOC

RECORD OWNER ALL PARCELS:

BOEING REALTY CORPORATION
3760 KILROY AIRPORT WAY, SUITE 500
LONG BEACH, CALIFORNIA 90806
(310) 627-4817

LEGEND

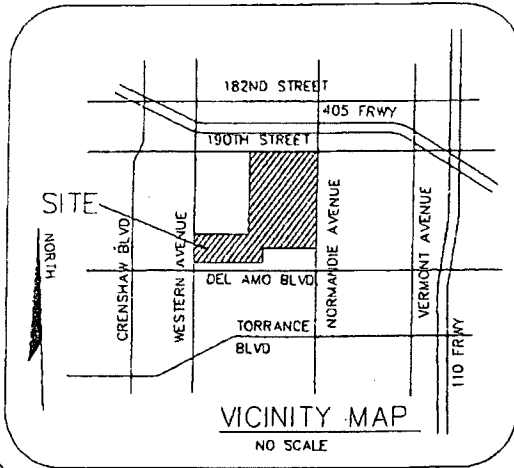
EXISTING LOT LINE - - - - -
PROPOSED LOT LINE - - - - -



0 100 200

(IN FEET)
1 Inch = 200 Feet

AVENUE



PROPERTY ADDRESSES:

LOT ASSIGNED ADDRESS

- 15 1540 FRANCISCO STREET
- 16 1560 FRANCISCO STREET
- 17 1580 FRANCISCO STREET
- 18 20000 S. WESTERN AVENUE
- 19 20050 S. WESTERN AVENUE
- 20 20100 S. WESTERN AVENUE



100'
50' 50'

WESTERN

977.15' 827.15'

100' 50' 50'

150.00'

7.42'

FRANCISCO STREET

PARCEL 3
244,523 SF/5.61 AC

PARCEL 2
380,907 SF/8.74 AC

PARCEL 1
396,549 SF/9.10 AC

NLY LINE OF TRACT 4983
MB 58 PC 80-85
ESTAB. BY FD. MON AND
RECORD INFO PER TR 4983

203RD STREET

ZONING: M3-1

NOTE ALL PARCELS ARE VACANT

Loadng 8-9-00 5:23:41 PM PST

EXHIBIT "B"

LOT LINE ADJUSTMENT MAP
LOTS 15-20, TRACT 52172-02

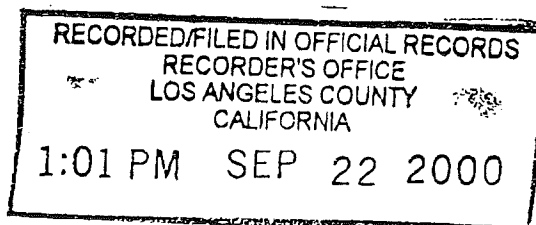
AT & ASSOCIATES INC.

1100 TOWN & COUNTRY, SUITE 1200, ORANGE, CALIFORNIA 92668
TEL. (714) 560-8200



LEAD SHEET

00-1496105



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

| | |
|----------|----|
| FEE \$16 | FF |
| DAF \$2 | |
| C-20 | 4 |

D.T.T.

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED : / AND MAIL TO:

00-1496105

Department of City Planning
221 N. Figueroa Street, Room 1540
Los Angeles, CA 90012-2601

***** SPACE ABOVE THIS LINE FOR RECORDER'S USE *****

OWNER: Boeing Realty Corporation

SITE ADDRESS: 20000 Western Avenue and 1540-1580 Francisco Street

ASSESSOR PARCEL NO. 7351-003-014

DISTRICT MAP NO.: 057 B 193

LEGAL DESCRIPTION:

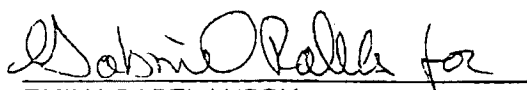
See Exhibits "A" and "B" Herein Attached

**CERTIFICATE OF COMPLIANCE
FOR LOT-LINE ADJUSTMENT
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING**

The purpose of filing this Certificate of Compliance is to correct legal descriptions of deed and certificate of compliance recorded as Instrument Nos. 99-2336325 and 99-2336326, respectively. A correction deed to readjust the boundaries of the subject parcel have been approved and recorded pursuant to Parcel Map Exemption No. 99-2594.

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

CON HOWE
Advisory Agency


EMILY GABEL-LUDDY
Deputy Advisory Agency

Date: 9/7/00

EXHIBIT "A"
LEGAL DESCRIPTION LOT LINE ADJUSTMENT 00-99-2594
LOTS 15, 16, 17, 18, 19 AND 20 OF TRACT 52172-02

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 15 AND 16 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16, SOUTH 89°59'31" WEST 500.57 FEET; THENCE, LEAVING SAID SOUTHERLY LINE OF LOT 16, "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE, ALONG SAID NORTHERLY LINE, NORTH 89°58'30" EAST 205.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 368.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°53'06", AN ARC LENGTH OF 57.07 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 882.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 08°51'36" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 237.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE, LEAVING SAID NORTHERLY LINE OF SAID LOT 15, ALONG THE EASTERLY LINE OF SAID LOT 15, SOUTH 00°03'37" EAST 789.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PARCEL 2:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 16, 17, 18, 19 AND 20 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16, SOUTH 89°59'31" WEST 500.57 TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTHERLY LINE, "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°58'30" WEST 440.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 17; THENCE, ALONG THE NORTHERLY LINE OF LOT 18, SOUTH 86°30'05" WEST 36.73 FEET; THENCE, LEAVING SAID NORTHERLY LINE OF LOT 18, "SOUTH" 796.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE, ALONG THE

REVISED

SOUTHERLY LINE OF SAID LOTS 20, 17 AND 16 NORTH 89°59'31" EAST 477.00 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

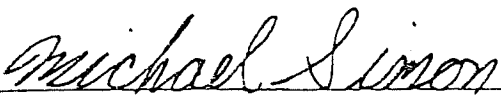
PARCEL 3:

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PORTIONS OF LOTS 17, 18, 19 AND 20 OF TRACT NO. 52172-02 AS PER MAP RECORDED JUNE 2, 1998 AS INSTRUMENT NO. 98-1001478 IN BOOK 1238, PAGES 17 TO 22, OFFICIAL RECORDS OF SAID COUNTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 18, SOUTH 86°30'05" WEST 36.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID NORTHERLY LINE OF LOT 18; "SOUTH" 796.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 20, SOUTH 89°59'31" WEST 310.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE, ALONG THE WESTERLY LINE OF SAID LOTS 20, 19 AND 18, NORTH 00°23'15" WEST 690.86 FEET; THENCE, NORTH 89°36'45" EAST 1.89 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 88°54'26" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°35'39", AN ARC LENGTH OF 137.59 FEET; THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH 86°30'05" EAST 229.02 FEET TO THE TRUE POINT OF BEGINNING.

THE HEREINABOVE DESCRIBED PARCEL IS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

(RECORDING IS TO CORRECT ERRORS IN LEGAL DESCRIPTION AND PLAN PER INSTRUMENT NO. 99-2336235 RECORDED DECEMBER 20, 1999 TO ADJUST PROPERTY LINES PER CASE NUMBER 1999-2594)


MICHAEL SIMON P.L.S. 6034 EXPIRES 6/30/01



AUGUST 28, 2000
PAGE 2 OF 2

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RECORD OWNER OF ALL PARCELS.

BOEING REALTY CORPORATION
3750 KILROY AIRPORT WAY, SUITE 500
LONG BEACH, CALIFORNIA 90805
(310) 627-4817



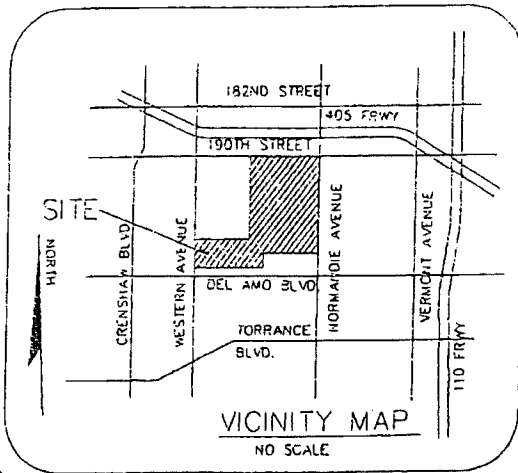
LEGEND

EXISTING LOT LINE - - - - -
PROPOSED LOT LINE - - - - -

0 100 200

(IN FEET)
1 Inch = 200 Feet

AVENUE

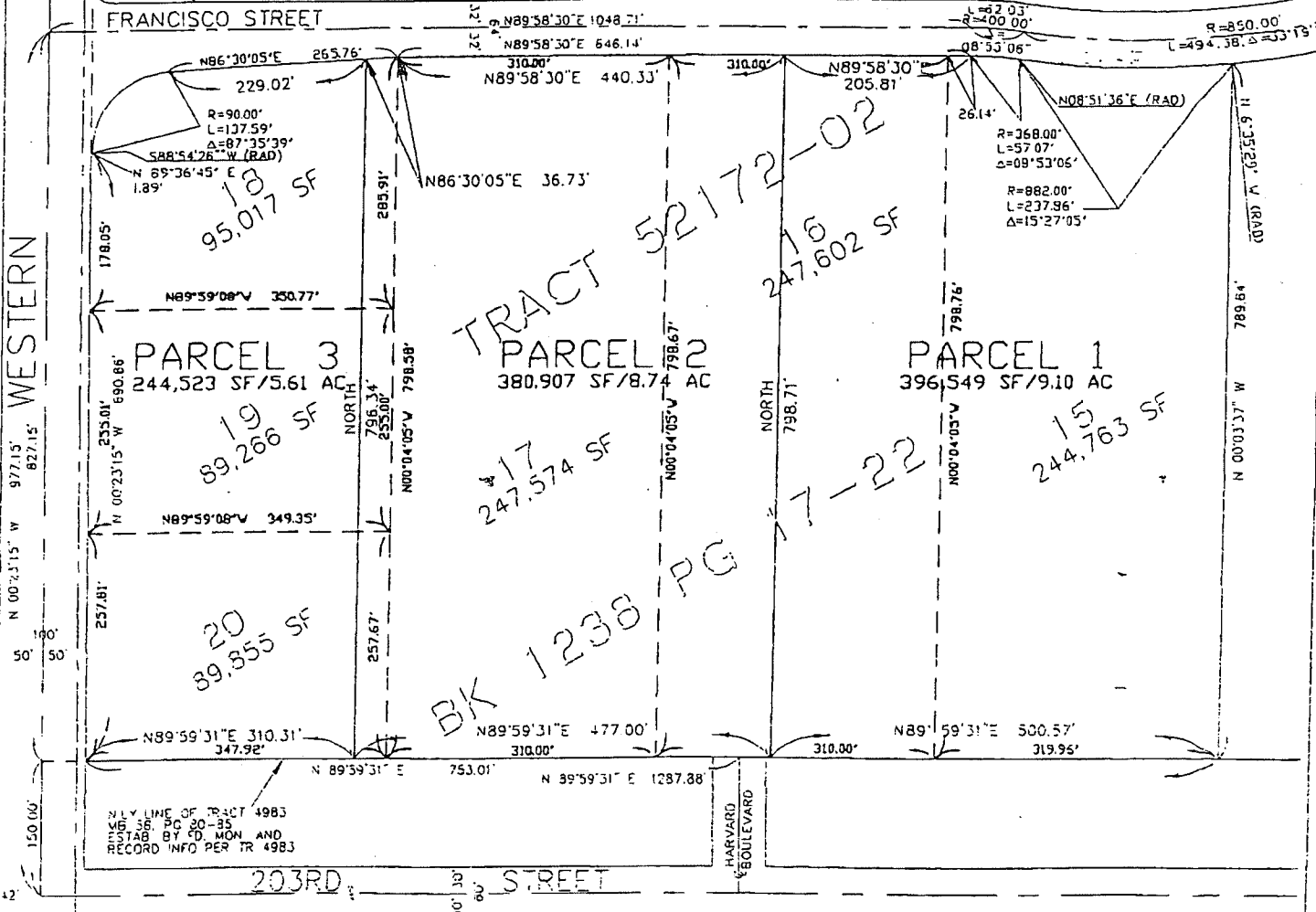


VICINITY MAP
NO SCALE

PROPERTY ADDRESSES:

LOT ASSIGNED ADDRESS

- 15 1540 FRANCISCO STREET
- 16 1560 FRANCISCO STREET
- 17 1580 FRANCISCO STREET
- 18 20000 S. WESTERN AVENUE
- 19 20050 S. WESTERN AVENUE
- 20 20100 S. WESTERN AVENUE



ZONING: M3-1

NOTE. ALL PARCELS ARE VACANT

Drawing 3-9-00 5:23:41 PM PST

EXHIBIT "B"

LOT LINE ADJUSTMENT MAP
LOTS 15-20, TRACT 52172-02

TAT & ASSOCIATES INC.

1100 TOWN & COUNTRY, SUITE 1200 GRANGE CALIFORNIA 92669

TEL (714) 560-8200